

1529.14 GARAGES.

(a) For the purpose of these Building Regulations, any building or any part thereof in which an automobile is kept shall be deemed a garage. ~~Any garage located within ten feet of any dwelling on the same or adjoining lot shall have the interior walls and ceiling enclosed with dry wall, or its equivalent, at least five eighths of an inch thick. Openings between the garage and any part of the dwelling shall be covered by fire doors which are approved by Underwriters Laboratories, Inc.~~

(b) All garages shall be provided with proper downspouts and gutters for conducting the water from the roof to a proper sewer. In no case shall downspouts be allowed to discharge water over a neighbor's land, public sidewalks or public streets. Notwithstanding the foregoing, storm water may be discharged overland in accordance with a plan of discharge approved by the Building Commissioner pursuant to these Codified Ordinances.

(c) Garages shall be placed no less than eighteen inches from lot lines when no windows are installed on the wall adjacent to such lot line, and no less than thirty-six inches from the lot line when windows are placed in the adjacent garage wall.

(d) Every garage shall have operable overhead garage door(s).

1529.19 DOWNSPOUTS AND GUTTERS.

(a) All buildings and dwellings, **including accessory or appurtenant buildings**, shall be provided with proper metallic downspouts and gutters for conducting water from the roof to the ground or sewer in such manner as shall protect the walls and foundations from damage.

(b) The pipe for conducting water from downspout to sewer may be of any material approved by the Building Commissioner.

(c) In no case shall downspouts be allowed to discharge water upon sidewalks or adjacent properties unless approved by the City Engineer.

1529.40 SECURITY SAFEGUARDS FOR DWELLINGS.

(d) Locking Devices.

(1) All outside side mounted swing doors shall have two mortised locking devices, one of which may be the traditional spring loaded dead latch. The second locking device shall be a dead bolt which does not have a spring action. This bolt shall be actuated by a key from the outside and a knob or thumb turn from within. If the door has an integrated glass area, the dead bolt shall have a double cylinder actuation and must be opened or closed by a key from either side.

All entryway doors into rental units shall be equipped with at least two mortised locking devices, one of which shall be a dead bolt lock with a throw of at least one inch in length. All such doors shall be readily openable from inside the dwelling without requiring the use of a key.